

## Fishing Rights

690m of single bank rights on the River Derwent,  
Underskiddaw, Keswick, Cumbria, CA12 4QD

For Sale by Private Treaty





*Guide Price £30,000*

[www.mitchellslandagency.co.uk](http://www.mitchellslandagency.co.uk)

**T: 01900 822016**

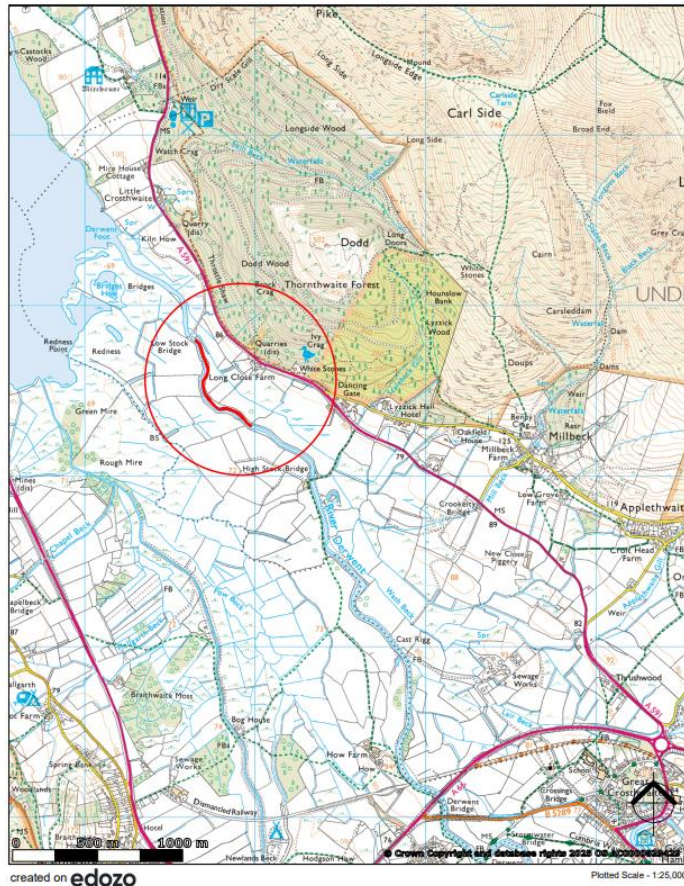
**E: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)**



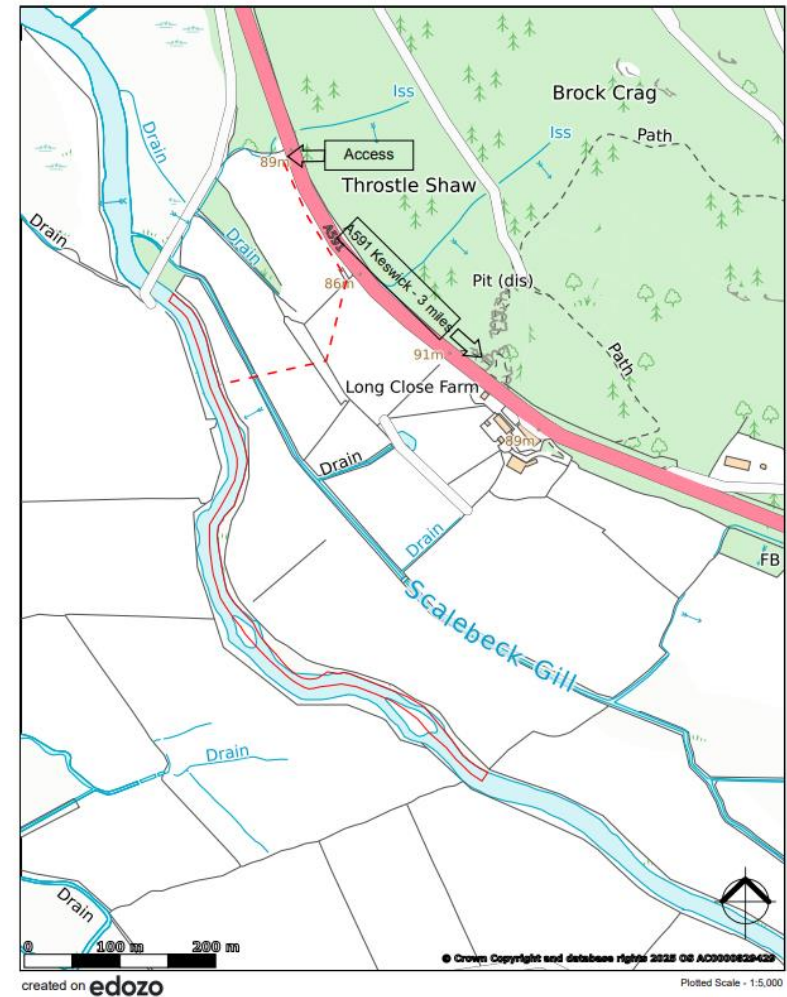
The property comprises 690 metres or thereabouts of single bank fishing on the River Derwent. One half of the riverbed is also included with the property and extends to approx. 0.69 ha (1.72 acres). It has the benefit of a right of access, a two-minute walk on foot across the field from the A591 north of Long Close Farm, Underskiddaw.

## LOCATION

The land is located within the Lake District National Park and UNESCO World Heritage Site Situated between Bassenthwaite Lake and Derwent Water. Three miles from Keswick. Lying between 70m above sea level, Flood Zone 2&3 the river is a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSi).



## SALE PLAN



## METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot as a whole. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents. Offers are to be made to the Land Agency Department at Mitchells Auction Company Ltd.

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## VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells land and property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

## TENURE

The freehold interest in the land is being offered with the benefit of fishing rights.

The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi-easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendor's solicitor in order to do so.

## ENVIRONMENT

The River Derwent is a Site of Special Scientific Interest. In so far as the Vendor is aware, the property is not affected by any other environmental, historical, archaeological or other statutory designation.

## VENDOR'S SOLICITOR

TBC

## MONEY LAUNDERING REGULATIONS

Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. Purchasers will be required to provide photo ID, proof of address and confirmation of funding.

## LOCAL AUTHORITY

Cumberland Council  
Millom Community Hub  
Salhouse Road  
Millom  
LA18 5AB

Lake District National Park Authority  
Wayfaring House  
Murley Moss Business Park  
Oxenholme Road  
Kendal  
LA9 7RL

## VALUE ADDED TAX (VAT)

VAT will not be charged on the sale.

## DATE OF PREPARATION

May 2025





Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken September 2023. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.